

REAL ESTATE NEWS, CITY AND SUBURBAN

Trading in Residential Properties Is Feature of a Normal Market.

Buying and selling houses, flats and tenements continues to feature the real estate market, in spite of the fact that the crisis of moving day has theoretically passed. Observers who maintain that recent legislation has put a kink in the buying and selling of real estate are inclined to believe that much of the trading now apparent is the result of unloading on the part of speculators. Others affirm that the real estate market has never had the power permanently to injure the salability of dwellings or of multifamily structures, and they point to the continuance of the boom in city residential trading as an indication of what the market will be when the uncertainty of lawmaking is passed.

Dwelling Sales Reported.

Harry Tanzer sold the five story dwelling at 91 St. Marks place for C. Thomas to John Becker. J. B. English sold for the estate of William Knight to John H. Kileg for the three story dwelling at 333 West Fifty-third street, 19x105, and has resold the property for John H. Kileg to Henry Sandrock.

E. Sharum sold to Regina M. Clairmont 308 West 118th street, a three story dwelling, 16x100.11.

Meyer D. Rothschild sold to George C. Atwater the six three and four story houses at 140 to 150 West Fifty-third street, 113x100.5, adjoining the Manhattan Storage and Warehouse building at the southeast corner of Seventh avenue.

Walter C. Stokes and another, executors, sold to Harold H. Schmidt the four story dwelling at 33 West Seventy-first street, 19x102.3.

The former Piel residence at 245 West Seventy-second street, between Broadway and West End avenue, has been sold by Maria Piel to Dr. Max Carnot. It is a four story dwelling, with extensions, 30x102.2. Mrs. Piel allows a mortgage for \$25,000 to remain for three years at 6 per cent.

Max Gershteyn sold to William Thimann the four story dwelling at 36 West Eighty-ninth street, 20x100.8.

A. M. Heinsheimer sold to Maurice Packard the four story dwelling at 17 West Seventy-third street, 20x100.5.

Emma M. Wood sold to Hattie Hirschberg the three story dwelling at 166 East 116th street, 15x100.

Gottfried Kritzer sold to Mary Amheiter the two three story dwellings at 405 and 411 East Sixty-first street, 50x100.

Edward A. Spengmann sold to the Donald Holding Company the three story dwelling at 152 West 132d street, 14x50.31.

Edna P. Morton bought from De Witt Fox the four story dwelling at 327 West Seventy-fifth street, 20x102.2.

Brown-Wheelock Company, Inc., sold for the Clark estate the five story dwelling at 30 West Seventy-fourth street, 20x102.2. This is the forty-first house sold by these brokers for the Clark estate since the first of the year.

Mrs. Stetson Buys Dwelling.

Mrs. Augusta B. Stetson, organizer of the Christian Scientist Church in this city, has acquired the four story and basement residence at 9 West Ninety-sixth street, 20x100, adjoining the rectory of the First Church of Christ, Scientist, at the north corner of Central Park West and Ninety-sixth street, which she built. Mrs. Stetson left the mother church in 1913 following a controversy with the board of trustees of the First Church, Jessie B. Christianity is the seller of the dwelling at No. 9.

Apartment and Flat Trading.

M. Hirschfeld, Inc., sold to Aaron Kohnik the six story apartment at 51 and 53 East Ninety-eighth street, 50x100.11.

Henry Stern sold the five story apartment with stores at the northeast corner of Amsterdam avenue and Ninety-seventh street, 25.9x74, to John Shiraconson.

William Blumstein sold to Clara Cohen the five story flat at 511 West 120th street, 16x100.11.

Duff & Conger, Inc., sold for the Hayes estate to Otto W. Wuerst the store and flat, southwest corner of Third avenue and Eighty-fifth street, 51x75, which has been owned by the Hayes family for more than fifty years.

David Cohen sold to Sadie Weber the five story flat at 19 West 116th street, 15x100.11.

Tomaso P. Rotica sold to Margaret L. Giordano the six story tenement with stores at 331 and 333 East Thirty-fourth street, 40x78.7.

Press Improvement Corporation sold to Louis Berman the two five story flats and stores at 1172 and 1174 Madison avenue, 40x112.10.

Bertha Abelen sold to Fannie Dromas the four story tenement at 87 East Fourth street, 23x72.2.

William Gillman sold to Morris Rosenbaum the six story tenement at the northwest corner of Cherry and Rutgers streets, 64x83.1x irregular.

Samuel Friedler sold to Gustave M. Friedler the four story tenement at 331 East Forty-seventh street, 20x100.5.

Adrian C. Van Rossem sold to Patrick Cassidy the four story tenement at 408 East 123d street, 18x100.21.

Max Tarcher sold to Gertrude Morawster the six story tenement with stores at 414 Cherry street, 25x73.8.

Reinhart Realty Corporation sold the five story tenement at 321 East Eighty-first street, 25x100.

Moses Klahr sold to the United Produce Dealers Association the five story flat and store at 2547 Eighth avenue, 25x85.

Other Deals in Manhattan.

Land Estates, Incorporated, with the New York Title and Mortgage Company, sold the store and loft building at 2759 to 2799 Broadway, southwest corner of 108th street, to Emanuel Bloot, represented by S. Marshall Kronheimer, attorney.

Real Estate Management Company sold five lots, with one story garage, on 142d street, east of Lenox avenue, for C. H. Kelsey, administrator of M. G. Pinkney estate, to J. J. Thompson.

Bartholomew Sharbaro bought from the Bronx Investment Company the two story buildings at 176 and 178 Lafayette street, 60x210.6, near Grand street.

Clara Bloomfield and others, executors, sold to John Conday the three and two story buildings at 214 and 216 East Fifty-ninth street, 40x100.

Carl Cohor sold to John H. Koch the three and four story buildings at 177 and 179 Christopher street, 44x95.3, near Washington street.

Mary D. D. Simmons sold to Annie (with the four story building at 122 East Twenty-fourth street, 30x57.5, between Fourth and Lexington avenues.

125th Street Garage Leased.

The Interboro Realty Company leased the 125th Street Garage on 125th street east of Broadway to the Hildegarde

Corporation. The building, which contains 45,000 square feet, is the most modern garage building in New York city, containing a sprinkler system, etc. It accommodates 275 cars. The lease is for a term of twenty-one years and the aggregate rental, with the security and other payments, involves close to \$1,000,000.

MISCELLANEOUS LEASES.

Charles F. Noyes Company sold for approximately \$50,000 the lease, good will and fixtures of Paul Iason restaurant at 34 Murray street, corner of Church, for the estate of Paul Iason, represented by Stephen J. Hantley, to John W. Paris & Son, Inc., sold in Flushing and vicinity for William H. Peterson a house which he is building on Seventeenth street and Queens avenue to Ralph Kirk; also for the Bridgeport Construction Company to R. C. Crocker, Broadway, Flushing, a house on Oak avenue, Kipsena Park; also for the Rickett-Brown Company a Colonial house at West Moreland, 60x100, to R. C. Brooks; also to Charles Lindholm three plots in Kipsena Park, and to Miss Mary Warren a two family house at 273 Cypress avenue; for Louise Kistler a house on the north side of Beach street east of Bowne avenue to Harold S. Hope; for Henry R. Crocker a house on Cameron street and Highland avenue, Queensboro Hill, to Mr. Grimes; to Mr. Walters for Capt. J. Keel his residence at 12 Elm street; for Theodore Lavior a house at 238 State street to Mrs. Mary McGovern; for Sarah Parkes to George Schaefer a house at 257 Beach street; for Lillian Herliets a house at 210 Cypress avenue to John Schwartz, also to a Mr. Oberg a house, at 19 Locust street belonging to C. W. Copp.

J. Albert Johnson sold for Harold F. Smith the dwelling 176 Chestnut street, Flushing. The property was bought from James Webb and stands on a plot 30x100.

J. Lacy sold for C. A. Scholtz to Nathan Pomer a one family detached house with garage, 40x100, at 10015 East Tenth street, Brooklyn.

SUBURBAN TRANSACTIONS.

Title to the property at 43 Post street, Yonkers, N. Y., a three family dwelling, has been conveyed by the Boyce Realty Corporation to Michael Sullivan. Thomas S. Burke was the broker.

Burke Stone, Inc., sold the plot on the corner of Young and Washington avenues, Pelham Wood, for Charlotte Elke to Edward J. Dillon; also sold for Mrs. M. Fleg to Fernanda Pell plot on Rosemont avenue.

J. Malcolm Thomson of Rye sold lots 65, 66 and 67 at the corner of Forest and Apawamis avenues, Rye, to James S. Thatcher and John Coopman. George Howe was the broker.

Harvey B. Newine & Co. and Gilbert Elliot, Jr., sold to R. Hoe & Co. their lands and buildings at Hawthorne, N. J. Seymour Johnson of the New York Stock Exchange purchased a waterfront estate at Sands Point, Long Island, which comprises twenty acres with stucco dwelling, garage, barn, etc., which was designed and built by Addison Mizner. The property was held at \$100,000. Pell & Tibbits were the brokers.

IN THE UREY STREET.

114 UREY STREET, 1 by 1 Lincoln Seide Co. Willet st. 71, w. 63 n. Livingston st. 16x50.5, 3 story tenement with store; Dorothy O. Linehan sold Burgh Club at 41; Charles P. and William W. Burgh, attorneys, amount due, \$11,035.80, taxes, ac. \$436.40; to plaintiff for \$9,000.

IN THE UREY STREET.

J. Clarence Davies sold for Helen Jones and Susan M. Negley to Hudson B. Rose Company 3513, 3520 and 3522 Park avenue, 150 feet north of 171st street, three frame one family houses, 16x140 each.

Harry Cahn sold to Meister Builders, Inc., the three three story frame dwellings at 3174, 3176 and 3178 Park avenue.

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Samuel Singer and Ernest Damane were the brokers. Wm. White & Sons leased at 255-259 Fifth avenue an office to the Imperial Underwear Company; at 100 Hudson street offices to C. J. Tsiavoglou, Inc.; to the Independent Voters Association of Inwood the store and basement at 141 Dyckman street; to George H. Sinnott an office at 56-58 Pine street, and to the Aber & Dempsey Corporation an office at 58 William street.

BROOKLYN-QUEENS.

Clifton Trading Corporation sold to Henry Hofmann the three story building at 382a Gates avenue. Max Hereth was the broker in the transaction. John W. Paris & Son, Inc., sold in Flushing and vicinity for William H. Peterson a house which he is building on Seventeenth street and Queens avenue to Ralph Kirk; also for the Bridgeport Construction Company to R. C. Crocker, Broadway, Flushing, a house on Oak avenue, Kipsena Park; also for the Rickett-Brown Company a Colonial house at West Moreland, 60x100, to R. C. Brooks; also to Charles Lindholm three plots in Kipsena Park, and to Miss Mary Warren a two family house at 273 Cypress avenue; for Louise Kistler a house on the north side of Beach street east of Bowne avenue to Harold S. Hope; for Henry R. Crocker a house on Cameron street and Highland avenue, Queensboro Hill, to Mr. Grimes; to Mr. Walters for Capt. J. Keel his residence at 12 Elm street; for Theodore Lavior a house at 238 State street to Mrs. Mary McGovern; for Sarah Parkes to George Schaefer a house at 257 Beach street; for Lillian Herliets a house at 210 Cypress avenue to John Schwartz, also to a Mr. Oberg a house, at 19 Locust street belonging to C. W. Copp.

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